CITY OF CHICAGO ZONING BOARD OF APPEALS FRIDAY- March 17, 2023

VIRTUAL MEETING

THE CHAIRMAN HAS DETERMINED THAT AN IN-PERSON MEETING IS NOT PRACTICAL OR PRUDENT. ACCORDINGLY, ATTENDANCE AT THIS MEETING WILL NOT HAVE A PHYSICAL LOCATION AND WILL BE BY REMOTE MEANS ONLY. INSTRUCTIONS FOR HOW TO ACCESS THIS MEETING, PROVIDE WRITTEN COMMENT AND PARTICIPATE IN PUBLIC TESTIMONY ARE PROVIDED ON THE BOARD'S WEBSITE: WWW.CHICAGO.GOV/ZBA. IN THE EVENT THAT GOVERNOR PRITZKER ELECTS NOT TO EXTEND THE STATEWIDE DISASTER DECLARATION TO INCLUDE MARCH 17, 2023, AN IN-PERSON MEETING MAY BE POSSIBLE, AND DETAILS WILL BE PROVIDED ON THE BOARD'S WEBSITE.

Approval of the minutes from the February 17, 2023, regular meeting of the Zoning Board of Appeals ("Board").

Approval of the agenda for the March 17, 2023, regular meeting of the Board.

9:00 A.M.

75-23-S ZONING DISTRICT: B3-3 WARD: 3

APPLICANT: BabyLuv Beauty Bar, LLC OwnER: Oaklawn Properties, LLC

PREMISES AFFECTED: 114 E. 47th Street

SUBJECT: Application for a special use to establish a hair salon.

• Continued to April 21, 2023

76-23-S APPLICANT:WARD: 21
Howard Jones dba House of Styles Barber Shop

OWNER: Tim Loromer, 8014 South Halsted, LLC

PREMISES AFFECTED: 8020 S. Halsted Street

SUBJECT: Application for a special use to establish a barber shop.

Approved

77-23-S ZONING DISTRICT: B3-1 WARD: 37

APPLICANT: Laflaire Dolls Hair Boutique and Spa, LLC

OWNER: Courtyard Apartments, LLC **PREMISES AFFECTED:** 5125 W. North Avenue

SUBJECT: Application for a special use to establish a hair salon.

• Approved

78-23-S ZONING DISTRICT: B3-1 WARD: 26

APPLICANT: It's All About You, LLC
OWNER: Robin Ross Collard
PREMISES AFFECTED: 4313 W. North Avenue

SUBJECT: Application for a special use to establish a hair salon.

79-23-Z ZONING DISTRICT: B3-3 WARD: 44

APPLICANT: HPL 3355 Southport, LLC

OWNER: Same as applicant

PREMISES AFFECTED: 3355 N. Southport Avenue

SUBJECT: Application for a variation to reduce the rear setback on floors

containing dwelling units from the required 30' to 2' for a proposed four-story, six dwelling unit building with retail on the first story.

Approved

80-23-S ZONING DISTRICT: PMD-4B WARD: 27

APPLICANT: Carroll & Justine, LLC

OWNER: LOT 1516, LLC

PREMISES AFFECTED: 1516 W. Carroll Avenue

SUBJECT: Application for a special use to establish a 9,422 square foot

restaurant in a converted existing two-story warehouse and roof top urban farm use building with new third floor story addition into a general restaurant with roof top outdoor patio, retail florist, communication service establishment, office, and roof top urban

farm with accessory retail sales of goods produced on site.

Approved

81-23-S ZONING DISTRICT: PMD-4B WARD: 27

APPLICANT: Carroll & Justine, LLC

OWNER: LOT 1516, LLC

PREMISES AFFECTED: 1516 W. Carroll Avenue

SUBJECT: Application for a special use to establish a new roof top outdoor

patio use to convert an existing two-story warehouse and roof top urban farm use building with new third story addition into general restaurant with rooftop outdoor patio, retail florist, communication

service establishment, office, and roof top urban farm with

accessory retail sales of goods produced on site.

Approved

82-23-S ZONING DISTRICT: B3-2 WARD: 6

APPLICANT: South United Gas, Inc.

OWNER: Chicago Title Land Trust, Trust # 8002371709

PREMISES AFFECTED: 8 E. 76th Street

SUBJECT: Application for a special use to establish a gas station.

Approved

83-23-Z ZONING DISTRICT: B3-2 WARD: 6

APPLICANT: South United Gas, Inc.

OWNER: Chicago Title Land Trust, Trust # 8002371709

PREMISES AFFECTED: 8 E. 76th Street

SUBJECT: Application for a variation to reduce the lot area from the required

20,000 square feet to 13,723 square feet for a proposed gas station.

84-23-S ZONING DISTRICT: B1-2 WARD: 40

APPLICANT: GJK Properties, LLC **OWNER:** Same as applicant

PREMISES AFFECTED: 4936 N. Lincoln Avenue 1N

SUBJECT: Application for a special use to establish a business live / work

space (office) on the ground floor of an existing mixed-use

building.

Approved

85-23-Z ZONING DISTRICT: DX-7 WARD: 42

APPLICANT: Rogers Park Holdings, LLC

OWNER: Same as applicant

PREMISES AFFECTED: 135 N. Des Plaines Street

SUBJECT: Application for a variation to reduce the rear setback from the

required 30' to 0.5' for a proposed nine-story transit served building with retail and thirty-six dwelling units and fourteen

efficiency units.

• Continued to April 21, 2023

86-23-Z ZONING DISTRICT: DX-7 WARD: 42

APPLICANT: Rogers Park Holdings, LLC

OWNER: Same as applicant.

PREMISES AFFECTED: 135 N. Des Plaines Street

SUBJECT: Application for a variation to establish the driveway and vehicle

access for a proposed nine-story, transit served building with retail

and thirty-six dwelling units and fourteen efficiency units.

• Continued to April 21, 2023

87-23-Z ZONING DISTRICT: DX-7 WARD: 42

APPLICANT: Rogers Park Holdings, LLC

OWNER: Same as applicant

PREMISES AFFECTED: 135 N. Des Plaines Street

SUBJECT: Application for a variation to reduce the number of off-street

parking spaces for a transit served location from eighteen to three

for a proposed nine-story building with retail and thirty-six

dwelling units and fourteen efficiency units which shall be located

within 2,640 feet of a CTA rail station.

• Continued to April 21, 2023

88-23-S ZONING DISTRICT: C1-2 WARD: 1

APPLICANT: Anwar Consultant Group SC, LLC

OWNER: Same as applicant

PREMISES AFFECTED: 1309 N. Wicker Park Avenue

SUBJECT: Application for a special use to establish residential use below the

second floor to add a dwelling unit to the ground floor and basement in an existing four-story three dwelling unit building.

89-23-S ZONING DISTRICT: C1-1 WARD:27

APPLICANT: 520 California Gas, LLC

OWNER: Northern Asteri Property Management, LLC

PREMISES AFFECTED: 520 S. California Avenue

SUBJECT: Application for a special use to establish a gas station with an

accessory retail store and car wash.

Approved

90-23-Z ZONING DISTRICT: RS-3 WARD: 32

APPLICANT: Christopher and Mary Cantagallo

OWNER: Same as applicant **PREMISES AFFECTED:** 2030 W. Homer Street

SUBJECT: Application for a variation to reduce the rear setback from the

required 28.03' to 22', west side setback from 2' to 0.33' (east to be 2.83'), combined side yard setback from 4.82' to 3.16' for a proposed second floor addition, rear raised metal deck over 4',

two-car detached garage with roof deck and access stair to an existing two-story, two dwelling unit building to be deconverted to

a single-family residence.

Approved

91-23-Z ZONING DISTRICT: RS-3 WARD: 32

APPLICANT: Christopher and Mary Cantagallo

OWNER: Same as applicant **PREMISES AFFECTED:** 2030 W. Homer Street

SUBJECT: Application for a variation to relocate the required 225 square feet

of rear yard open space to a garage roof deck for a proposed second floor addition, rear raised metal deck over 4', two-car

garage with roof deck and access stair to an existing two-story, two

dwelling unit building to be deconverted to a single-family

residence.

• Approved

92-23-S ZONING DISTRICT: B3-3 WARD: 44

APPLICANT: The Catcade, Inc.

OWNER: 624 Belmont, LLC

PREMISES AFFECTED: 624 W. Belmont Avenue

SUBJECT: Application for a special use to establish an animal shelter.

93-23-Z ZONING DISTRICT: RM-5 WARD: 2

APPLICANT: Austin and Isabel Carpenter

OWNER: Same as applicant **PREMISES AFFECTED:** 309 W. Eugenie Street

SUBJECT: Application for a variation to reduce the west side setback from the

required 2.08' to zero (east to be zero), combined side yard setback from 5.2' to zero, rear setback from 29.98' to 2' for a proposed detached two car garage with roof top deck with bridge connection from new garage roof top deck to the landing of the new rear two story open spiral stair for the existing three-story single-family

residence.

Approved

94-23-Z ZONING DISTRICT: RM-5 WARD: 2

APPLICANT: Austin and Isabel Carpenter

OWNER: Same as applicant **PREMISES AFFECTED:** 309 W. Eugenie Street

SUBJECT: Application for a variation to permit a portion of the 141.28 square

feet of rear yard open space to be located on a deck or patio that is greater than 4' from grade for a proposed detached two-car garage with roof top deck with bridge connection from new garage roof top deck to the landing of the new rear two story open spiral stair

for the existing three-story single-family residence.

Approved

95-23-S ZONING DISTRICT: B3-2 WARD: 12

APPLICANT: Halo Cosmetics, LLC dba UR Nails

OWNER: ECA Kedzie, LLC

PREMISES AFFECTED: 2807-09 S. Kedzie Avenue

SUBJECT: Application for a special use to establish a nail salon.

Approved

96-23-Z ZONING DISTRICT: RS-3 WARD: 1

APPLICANT: Ami Kotecha
OWNER: Same as applicant
PREMISES AFFECTED: 1223 N. Marion Court

SUBJECT: Application for a variation to reduce the east front setback from the

required 6.62' to 2', north and south side setbacks from 2' to zero, combined side yard setback from 5, to zero for a proposed two-story, single-family residence with an attached two car garage on a

through lot.

• Continued to April 21, 2023

97-23-S ZONING DISTRICT:PD 815 as amended (Subarea B) WARD:4

APPLICANT: Family Roots, LLC

OWNER: Wabash / Roosevelt, LLC

PREMISES AFFECTED: 58 E. Roosevelt Road*

SUBJECT: Application for a special use to establish an adult use cannabis

dispensary.

• **Approved** *Amended at hearing

98-23-Z ZONING DISTRICT: RT-4 WARD: 1

APPLICANT: 1909 W. Schiller Condominium Association

OWNER: Same as applicant

PREMISES AFFECTED: 1909-11 W. Schiller Street

SUBJECT: Application for a variation to reduce the front setback on

Evergreen Avenue from the required 11.4' to zero, the rear parking setback on from the front property line on W. Evergreen Avenue to prevent obstruction of the sidewalk by parked cars from 20' to zero and to reduce the west side setback from 3.68' to 1.9' (east to be 2.99') combined side yard setback from 9.2' to 4.89' for the as-built three-story, four dwelling unit building with roof top deck and roof top stairway enclosure and as built four car private garage on a

through lot.

• Continued to May 19, 2023

99-23-Z ZONING DISTRICT: RS-3 WARD: 32

APPLICANT: 1750 W Henderson, LLC

OWNER: Same as applicant **PREMISES AFFECTED:** 3144 N. Leavitt Street

SUBJECT: Application for a variation to reduce the north side setback from

the required 2' to zero (south to be 3.40') combined side yard setback from 5' to 3.40' for proposed third floor dormers and a rear two car garage with roof deck for the existing three-story, two

dwelling unit building.

• Approved

100-23-Z ZONING DISTRICT: RS-3 WARD: 32

APPLICANT: 1750 W. Henderson, LLC

OWNER: Same as applicant **PREMISES AFFECTED:** 3144 N. Leavitt Street

SUBJECT: Application for a variation to increase the maximum floor area

ratio that has existed for more than fifty years from 1.05 to 1.06 for proposed third floor dormers and rear two car garage with roof deck for the existing three-story, two dwelling unit building.

Approved

101-23-Z ZONING DISTRICT: RS-3 WARD: 32

APPLICANT: 1750 W Henderson, LLC

OWNER: Same as applicant PREMISES AFFECTED: 3144 N. Leavitt Street

SUBJECT: Application for a variation to increase the building height from the

maximum 30' to 32.93' for proposed third floor dormers and rear two car garage with roof deck for the existing three-story, two

dwelling unit building.

102-23-Z ZONING DISTRICT: RS-3 WARD: 35

APPLICANT: Andrew and Megan Ciabattari

OWNER: Same as applicant **PREMISES AFFECTED:** 3254 N. Drake Avenue

SUBJECT: Application for a variation to reduce the north side setback from

the required 2' to zero (south to be 2.9'), combined side yard setback from 5' to 3.2' for the enclosure of a rear, two-story open porch, and conversion from porch to living space, a rear one-story addition, new rear one-story open deck and conversion of existing attic to habitable third story with new third story dormer additions at the existing two-story with basement and attic mixed use

building that is being converted to two dwelling units.

Approved

103-23-Z ZONING DISTRICT: RS-3 WARD: 35

APPLICANT: Andrew and Megan Ciabattari

OWNER: Same as applicant **PREMISES AFFECTED:** 3254 N. Drake Avenue

SUBJECT: Application for a variation to expand the floor area which has been

in existence for more than 50 years from 2,812.5 square feet to 3,096.3 to enclose a rear two-story open porch and to convert the porch to living space, new rear one-story addition, new rear one-story open deck, and conversion of existing attic to habitable third story with new third story dormer additions at the existing two-story with basement and attic mixed use building that is being

converted to two dwelling units.

Approved

104-23-S ZONING DISTRICT: B2-2 WARD: 43

APPLICANT: Patricia Marie Salon, Inc. **OWNER:** New Leaf Acquisitions, LLC

PREMISES AFFECTED: 1820 N. Wells Street

SUBJECT: Application for a special use to establish a hair salon.*

Approved

105-23-S ZONING DISTRICT: RT-4 WARD: 16

APPLICANT: West Care Illinois, Inc.
OWNER: Catholic Bishop of Chicago
PREMISES AFFECTED: 1850 W. Garfield Boulevard

SUBJECT: Application for a special use to convert an existing two-story

building to a transitional residence for a licensed recovery home

for up to twenty-eight residents.

• Continued to May 19, 2023

^{*}Amended at hearing

106-23-Z ZONING DISTRICT: RT-4 WARD: 28

APPLICANT: Vargas Properties, LLC OWNER: Same as applicant PREMISES AFFECTED: 3452 W. Walnut Street

SUBJECT: Application for a variation to reduce the north side setback from the required 2' to 1.54" (south to be 3.01'), combined side yard

the required 2' to 1.54" (south to be 3.01'), combined side yard setback from 5.0' to 4.55' for a rear two-story open deck at the existing two-story, two dwelling unit building with basement that

is being converted to a three dwelling unit building.

• Approved

107-23-Z ZONING DISTRICT: RT-4 WARD: 28

APPLICANT: Vargas Properties, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 3452 W. Walnut Street

SUBJECT: Application for a variation to reduce the minimum lot area per unit

from the required 1,000 square feet to 907.41 square feet for the existing two-story, two dwelling unit building with basement to be

converted to a three dwelling unit building.

Approved

108-23-Z ZONING DISTRICT: RT-4 WARD: 1

APPLICANT: Jane Wegner
OWNER: Same as applicant
PREMISES AFFECTED: 2159 W. Evergreen

SUBJECT: Application for a variation to reduce the required non-street

abutting east side setback from the required 2.5' to zero (non-required west setback will be zero), the rear setback from 45' to 0.06' for a proposed second floor addition for a coach house with one dwelling unit and a covered rear access stair on an existing

four-car detached garage.

Approved

109-23-Z ZONING DISTRICT: RS-3 WARD: 45

APPLICANT: Nicholle Dombrowski
OWNER: Same as applicant
PREMISES AFFECTED: 5856 N. Elston Avenue

SUBJECT: Application for a variation to convert the existing two-story, two

dwelling unit building to a three dwelling unit building by adding

one unit above its original construction.

Approved

110-23-S ZONING DISTRICT: RT-4 WARD: 3

APPLICANT: Progressive Baptist Church

OWNER: Same as applicant PREMISES AFFECTED: 3924 S. Wells Street

SUBJECT: Application for a special use to expand an existing community

center with a proposed rear three-story addition and a new third

story addition to the existing two-story building.

111-23-Z ZONING DISTRICT: RT-4 WARD: 3

APPLICANT: Progressive Baptist Church

OWNER: Same as applicant **PREMISES AFFECTED:** 3924 S. Wells Street

SUBJECT: Application for a variation to reduce the north side setback from

the required 2' to zero (south to be 4'), combined side yard setback from 5' to 4' for a proposed rear three-story addition and a third-

story addition to the existing two-story building.

Approved

112-23-Z ZONING DISTRICT: RM-6 WARD:43

APPLICANT: St. James Interests, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 438 W. St. James Place

SUBJECT: Application for a variation to reduce the rear setback from the

required 43.8' to zero, east side setback from 7.63 to zero, west side from 7.63' to zero for a proposed six story, four dwelling unit

building.

Approved

113-23-S ZONING DISTRICT: PMD-4B WARD: 27

APPLICANT: The Lucky Strike Corporation
OWNER: Altitude Chicago, LLC
PREMISES AFFECTED: 415 N. Ashland Avenue

SUBJECT: Application for a special use to establish an accessory outdoor

patio for an adjacent tavern use.

Approved

114-23-S ZONING DISTRICT: C1-2 WARD: 7

APPLICANT: 2310 E. 79th Inc. **OWNER:** Same as applicant **PREMISES AFFECTED:** 2310 E. 79th Street

SUBJECT: Application for a special use to establish a gas station with the

replacement of the accessory convenience store with a proposed one-story, 2,095.54 square foot building to serve a four-pump gas

station.

• Continued to May 19, 2023

115-23-Z ZONING DISTRICT: C1-2 WARD: 7

APPLICANT: 2310 E. 79th, Inc. **OWNER:** Same as applicant **PREMISES AFFECTED:** 2310 E. 79th Street

SUBJECT: Application for a variation to reduce the lot area from the required

20,000 square feet to 17,855 square feet for a proposed four-pump

gas station with new one-story accessory convenience store.

• Continued to May 19, 2023

116-23-S ZONING DISTRICT: B3-1 WARD: 9

APPLICANT: Ali Musa and Rajesh Sahay

OWNER: Same as applicant **PREMISES AFFECTED:** 452 E. 103rd Street

SUBJECT: Application for a special use to establish a gas station with a

convenience store.

Approved

117-23-Z ZONING DISTRICT: B3-1 WARD: 9

APPLICANT: Ali Musa and Rajesh Sahay

OWNER: Same as applicant **PREMISES AFFECTED:** 452 E. 103rd Street

SUBJECT: Application for a variation to reduce the minimum lot area from

the required 20,000 square feet to 15,748 square feet for a

proposed gas station with a convenience store.

Approved

CONTINUNANCES

11-23-S ZONING DISTRICT: B3-1 WARD: 9

APPLICANT: 103rd St Property, LLC **OWNER:** Mohammed Mohsin **PREMISES AFFECTED:** 511 E. 103rd Street

SUBJECT: Application for a special use to establish a one-story gas station

building with a mini mart.

Approved

12-23-Z ZONING DISTRICT: RS-3 WARD: 32

APPLICANT: Connolly Brothers, LLC **OWNER:** Same as applicant **PREMISES AFFECTED:** 3135 N. Oakley Avenue

SUBJECT: Application for a variation to convert an existing two-dwelling unit

building to a three-dwelling unit building in an existing two-story

front building

Approved

13-23-S ZONING DISTRICT: B3-3 WARD: 3

APPLICANT: Maria Black Gold 721, Inc.

OWNER: 59th Property, LLC **PREMISES AFFECTED:** 72 E. 51st Street

SUBJECT: Application for a special use to establish a gas station.

• Continued to June 16, 2023

14-23-Z ZONING DISTRICT: B3-3 WARD: 3

APPLICANT: Maria Black Gold 721, Inc.

OWNER: 59th Property, LLC **PREMISES AFFECTED:** 72 E. 51st Street

SUBJECT: Application for a variation to reduce the minimum lot area for a

proposed gas station from the required 20,000 square feet to

15,975.5 square feet.

• Continued to June 16, 2023

15-23-S ZONING DISTRICT: PMD-8A WARD: 11

APPLICANT: Artico Cold Storage Chicago, LLC **OWNER:** KCS Icebox W. 43rd Street Owner, LLC

PREMISES AFFECTED: 1515 W. 43rd Street

SUBJECT: Application for a special use to establish an off-site parking lot at

1515 W. 43rd Street to serve an existing cold storage warehouse

and distribution facility located at 1556 W. 43rd Street.

Approved

16-23-S ZONING DISTRICT: PMD8-A WARD: 11

APPLICANT: Artico Cold Storage Chicago, LLC OWNER: KCS Icebox W. 43rd Street Owner, LLC

PREMISES AFFECTED: 1515 W. 43rd Street

SUBJECT: Application for a special use to establish a fleet storage yard

(vehicle storage and towing).

Approved

17-23-Z ZONING DISTRICT: PMD8-A WARD: 11

APPLICANT: Artico Cold Storage Chicago, LLC **OWNER:** KCS Icebox W. 43rd Street Owner, LLC

PREMISES AFFECTED: 1515 W. 43rd Street

SUBJECT: Application for a variation to reduce the interior trees from the

required thirty-nine to twenty-four* and to allow the existing ornamental fence to remain at the property line instead of the required 5' setback from the property line and to eliminate hose bib requirements every 100' throughout perimeter landscape area for the required off-site parking lot to serve an existing cold storage warehouse and distribution facility at 1556 W. 43rd Street.

Approved

24-23-S APPLICANT: ZONING DISTRICT: RT-4WARD: 28
Connections for Abused Women and their Children

OWNER: 3311 Arts Building, LLC **PREMISES AFFECTED:** 3311 W. Carroll Avenue

SUBJECT: Application for a special use to establish a community center in an

existing one- and two-story building with a proposed three-story

addition.

Approved

ZONING DISTRICT: RT-4 WARD: 28 APPLICANT: Connections for Abused Women and their Children

OWNER: 3311 Arts Building, LLC **PREMISES AFFECTED:** 3311 W. Carroll Avenue

SUBJECT: Application for a special use to establish a domestic violence

shelter in an existing one and two-story building with a proposed

three-story addition.

• Approved

*Amended at hearing

11

26-23-Z APPLICANT:ZONING DISTRICT: RT-4 WARD: 28
Connections for Abused Women and their Children

OWNER: 3311 Arts Building, LLC **PREMISES AFFECTED:** 3311 W. Carroll Avenue

SUBJECT: Application for a variation to reduce the rear setback from the

required 45' to zero for a proposed three-story addition to an existing one and two-story building to be used as a community

center and domestic violence shelter.

• Approved

27-23-Z APPLICANT:ZONING DISTRICT: RT-4 WARD: 28
Connections for Abused Women and their Children

OWNER: 3311 Arts Building, LLC **PREMISES AFFECTED:** 3311 W. Carroll Avenue

SUBJECT: Application for a variation to reduce the rear yard open space from

the required 1,248 square feet to zero for a proposed three-story addition to an existing one and two-story building to be used as a

community center and domestic violence shelter.

Approved

Approval of the written resolutions containing findings of fact consistent with the votes of the Board at its January 20, 2023 regular meeting.

Approval of the written resolutions containing findings of fact consistent with the votes of the Board at its February 17, 2023 regular meeting, with the exception of Board Cal. Nos. 49-23-Z, 50-23-Z, 56-23-S and 57-23-Z.

Adjournment.